

Planning Committee Meeting Minutes
3/20/23 – 6:30pm

Members in attendance	Alderman Jim Trantham	Phil Kelly
Alderman Kyle Buettner	Mayor Tom Smith	Joel Vogt
Alderman Stan Darter	Tim Birk	Amy Grandcolas
Alderman Matt Buettner	Shawn Kennedy	Jeff Vogt
Alderman Clyde Heller	Nathan Krebel	Dave Debourge
Alderman Russ Row	Brad Yearian	

1. Petitions by Citizens on Non Agenda Items – None
2. Pre-Annexation Agreement for property located at 550 Oexner Lane, Parcel NO. 08-30-400-004-000: Zoning Administrator Nathan Krebel handed out the previous Planning Committee Meeting Minutes from 12-05-23, item three on that agenda explained the property owners were willing to agree to a pre- annexation agreement to be able to tap into the City of Waterloo water supply. At that time the committee didn't see any problem and referred it to the Planning Commission. The Planning Commission met and gave the water tap in and pre annexation agreement a favorable recommendation. Russ Row made a recommendation to the committee to move forward. All the members of the Planning committee agreed. The next step is a public meeting as long as there are no objections it will be put on an upcoming City Council Agenda.
3. Replacement of a non-conforming accessory building with a new accessory building located at 212 Hardy Avenue: Contractor Phil Kelly came to the city on behalf of the homeowner at 212 Hardy Avenue. The existing building currently is non-conforming to the front and side setback requirements for an accessory building which is located in the Central Overlay District. The proposed new accessory building will be moved farther off the property lines but will still be non-conforming. Regulations 40-13-3 state in section A – An existing nonconforming structure may be replaced by a new structure for the same use, provided the new structure is not less conforming to the requirements of the code. Mr. Kelly's proposal will make the new building more conforming, 28' setback in the front northern property line, existing was 26'. 2' setback on the eastern property line, the current shed abutted the property line. Russ Row made a recommendation that the committee approve the plans for the proposed accessory building. All members agreed, this will require approval at the April 3rd City Council Meeting.
4. Future Zoning use at 201 W Mill Street: Zoning Administrator Nathan Krebel has been made aware of a possible future use at that building. When going over the permitted uses in the ordinance, the use he had heard the possible new owner would be pursuing would not fit. The committee agreed with Nathan to send the possible new owner a memo.
5. SPPS exterior Building Materials: Contractor JP Fitzgibbons reached out to Zoning Administrator Nathan Krebel about exterior building materials on SPPCS gym exterior. The Planning Committee can approve materials that are not listed. Mr. Fitzgibbons was requesting to use James Hardy Stucco Panel and LP Smart Side. The Committee has approved both materials in the downtown area in the past. The places this material is going to be used was deemed acceptable by the committee. Clyde Heller made a motion to approve the material. Kyle Buettner seconded it, all in favor. Motion passed.
6. Comments – None
7. Motion made to adjourn the meeting by Matt Buettner, Clyde Heller seconded – meeting adjourned at 7:06pm.